



CITY of BRISBANE

Planning Commission Meeting Agenda

Thursday, February 26, 2026 at 7:30 PM • Hybrid Meeting
• Brisbane City Hall 50 Park Place, Brisbane CA

The public may observe/participate in Planning Commission meetings using remote public comment options or attending in person. Planning Commissioners shall attend in person unless remote participation is permitted by law. The Commission may take action on any item listed on the agenda.

TO ADDRESS THE COMMISSION

In Person:

Location: 50 Park Place, Brisbane, CA 94005, Community Meeting Room

Masks are no longer required but are highly recommended in accordance with California Department of Health Guidelines. To maintain public health and safety, please do not attend in person if you are experiencing symptoms associated with COVID-19 or respiratory illness.

To address the Planning Commission on any item on or not on the posted agenda, fill out a Request of Speak Form located in the Community Meeting Room Lobby and submit it to the City staff.

Remote Participation:

Members of the public may observe/participate in the meeting by logging into the Zoom webinar listed below. Planning Commission Meetings may also be viewed live and/or on-demand via the City's YouTube channel at youtube.com/brisbaneca, or on Comcast Channel 27. Archived videos may be replayed on the City's website, brisbaneca.org/meetings. Please be advised that if there are technological difficulties, the meeting will nevertheless continue.

The agenda materials may be viewed online at at least 24 hours prior to Special Meetings, and at least 72 hours prior to a Regular Meeting.

Remote Public Comments:

Meeting participants are encouraged to submit public comments in writing in advance of the meeting to planningcommissioners@brisbaneca.org. Remote meeting participants may address the Planning Commission via Zoom Webinar using the link or the call in number listed below. Note, the above email will not be monitored during the meeting and emails received during the meeting will not be responded to or brought to the attention of the Planning Commission during the meeting.

Zoom Webinar: (please use the latest version: zoom.us/download)
brisbaneca.org/pc-zoom

Webinar ID: 970 0458 3387

Call In Number: +1 (669) 900-9128

SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact the Community Development Department at (415) 508-2120 in advance of the meeting. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

WRITINGS THAT ARE RECEIVED AFTER THE AGENDA HAS BEEN POSTED

All written communications are provided to the Planning Commission. Any written communication that is received after the agenda has been posted but before 4 p.m. of the day of the meeting will be available for public inspection at the front lobby in City Hall and online at brisbaneca.org/meetings. Any writings that are received after 4 p.m. of the day of the meeting will be distributed to the Planning Commission and made available for public inspection at the front lobby and on the internet the day after the meeting (brisbaneca.org/meetings).

Commissioners: Funke, Gooding, Lau, Sayasane and Wodziak.

CALL TO ORDER

ROLL CALL

ADOPTION OF AGENDA

CONSENT CALENDAR

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chairperson will ask if anyone wishes to remove an item from the Consent Calendar.

- A. [Approval of draft meeting minutes of January 22, 2026](#)

ORAL COMMUNICATIONS (Limited to a total of 15 minutes)

WRITTEN COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- B. [PUBLIC HEARING: 320 Mendocino Street; 2025-UP-01-PE; R-1 Zoning District; Use permit authorizing a modification to the parking regulations of the Brisbane Municipal Code to reduce the required number of off-street parking spaces from four to three and reduce the required number of covered parking spaces from two to one at an existing single-family dwelling to allow an approximately 73 square foot addition; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15301 \(a & e\); Joe Kuhel, applicant; Price Jerome D Trust, owner.](#)

ITEMS INITIATED BY STAFF

- C. CEQA Training

ITEMS INITIATED BY THE COMMISSION

SELECTION OF PLANNING COMMISSION OFFICERS

ADJOURNMENT

D. Adjournment to the regular meeting of March 12, 2026.

APPEALS PROCESS

Anyone may appeal the action of the Planning Commission to the City Council. Except where specified otherwise, appeals shall be filed with the City Clerk not later than 15 calendar days following the Planning Commission’s decision. Exceptions to the 15-day filing period include the following: appeals shall be filed with the City Clerk within 6 calendar days of the Planning Commission’s action for use permits and variances and 10 calendar days for tentative maps and advertising sign applications. An application form and fee are required to make a formal appeal. For additional information, please contact the City Clerk at (415) 508-2110.

File Attachments for Item:

A. Approval of draft meeting minutes of January 22, 2026

DRAFT
BRISBANE PLANNING COMMISSION
Action Minutes of January 22, 2026
Hybrid Meeting

CALL TO ORDER

Vice-Chairperson Gooding called the meeting to order at 7:30 p.m.

ROLL CALL

Present: Commissioners Funke, Gooding, Lau, and Wodziak
Absent: Commissioners Sayasane
Staff Present: Acting Community Development Director Ayres, Senior Planner Johnson, and Senior Planner Robbins

- A. Welcome and introduction of Commissioner Wodziak

ADOPTION OF AGENDA

A motion was made by Commissioner Funke and seconded by Commissioner Lau to adopt the agenda. Motion approved 4-0.

CONSENT CALENDAR

- B. Approval of draft meeting minutes of September 11, 2025
- C. Approval of draft meeting minutes of October 23, 2025
- D. Approval of draft meeting minutes of November 13, 2025

A motion by Commissioner Wodziak, seconded by Commissioner Funke, to adopt the consent calendar was approved 4-0.

ORAL COMMUNICATIONS

There were none.

WRITTEN COMMUNICATIONS

There were none.

OLD BUSINESS

There were none.

NEW BUSINESS

There were none.

DRAFT
Brisbane Planning Commission Minutes
January 22, 2026
Page 2

ITEMS INITIATED BY STAFF

E. Presentation from Economic Vitality Office

Economic Vitality Director, Mitch Bull, presented to the Commission on the Economic Vitality Office's history, mission, and rebranding. Mr. Bull answered questions, gave examples related to, and offered possible solutions regarding business occupancy City wide.

Acting Director Ayres added that the Quarry developer submitted their revised design permit at the end of last year, which is currently under review by staff.

Additionally, Acting Director Ayres announced the February 17 deadline to register for the Planning Commissioners Academy, to be held in Anaheim March 11 through March 13; CEQA Training on of the February Planning Commission meetings; and that staff is reviewing a building permit for a 4-unit mixed-use building at 213 Visitacion Avenue previously approved by the Commission.

ITEMS INITIATED BY THE COMMISSION

There were none.

ADJOURNMENT

F. Vice-Chairperson Gooding adjourned to the next regular meeting of February 12, 2026 at approximately 8:10 p.m.

Attest:

Julia Ayres, Acting Community Development Director

NOTE: A full video record of this meeting can be found on the City's YouTube channel at www.youtube.com/BrisbaneCA, on the City's website at <http://www.brisbaneca.org/meetings>, or on DVD (by request only) at City Hall.

File Attachments for Item:

B. PUBLIC HEARING: 320 Mendocino Street; 2025-UP-01-PE; R-1 Zoning District; Use permit authorizing a modification to the parking regulations of the Brisbane Municipal Code to reduce the required number of off-street parking spaces from four to three and reduce the required number of covered parking spaces from two to one at an existing single-family dwelling to allow an approximately 73 square foot addition; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15301 (a & e); Joe Kuhel, applicant; Price Jerome D Trust, owner.



PLANNING COMMISSION AGENDA REPORT

Meeting Date: February 26, 2026

From: Jeremiah Robbins, Senior Planner

Subject: 320 Mendocino Street; 2025-UP-01-PE; R-1 Zoning District; Use permit authorizing a modification to the parking regulations of the Brisbane Municipal Code to reduce both the required number of off-street and covered parking for an existing single-family dwelling; and finding that this project is categorically exempt from environment review under CEQA Guidelines Section 15301 (a & e); Joe Kuhel, applicant; Price Jerome D Trust, owner.

REQUEST: The applicant requests approval of the above-referenced permit to reduce the required number of off-street parking spaces from four to three and reduce the required number of covered parking spaces from two to one at an existing single-family dwelling to allow an approximately 73 square foot addition.

RECOMMENDATION: Approve 2025-UP-01-PE via adoption of Resolution 2025-UP-01-PE containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (a & e) - this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code (BMC) [§17.34.050.I](#) and [§17.40.060](#) establish requirements for the Planning Commission's review of parking modifications required under [Chapter 17.34](#).

ANALYSIS AND FINDINGS:

Existing Conditions and Background

The approximately 4,800 square-foot lot is located within Central Brisbane and is zoned R-1 Residential District. It is developed with a three-level single-family dwelling, approximately 2,384 square feet, and a detached, one-car garage. The garage is located towards the rear of the property with a long driveway providing access from Mendocino Street. The home was expanded in 2015 when an approximately 335 square-foot, third-story addition was approved, and the detached garage was expanded by about five square feet in 2018. Pursuant to the Chapter 17.34 – Off-Street Parking of the BMC, the property is recognized to have two off-street parking spaces (one covered) and one on-street parking on Mendocino Street, for a total of three parking spaces.

In April 2025, a building permit application was submitted to the Community Development Department at the subject property. As part of the plan check for conformance with the Zoning

2025-UP-01-PE
2/26/2026 Meeting

Ordinance, staff determined the proposed work would require compliance with the minimum off-street parking requirement prescribed within the BMC and that four parking spaces, including two that must be covered, would be required. Rather than amend the scope of work for the building permit, the applicant has requested to modify the minimum parking requirements within the BMC; the building permit is currently on hold until action is taken on this request.

Project Description

The proposed project would enclose a third-story roof deck at the rear, northeast corner of the home and construct a new balcony off the newly enclosed space. Originally permitted in 2015, the existing roof deck is approximately 73 square feet or 8.5 feet by 8.5 feet, and the new resultant enclosed space would become part of an existing bedroom. The new, uncovered balcony would be approximately 35 square feet and extend outwards from the structure four feet towards the rear property line. There is no expansion of the existing footprint of the structure and the new addition will match the existing height of the home. The new square footage of the home would be 2,457 square feet and the floor area ratio would be 0.51. The new balcony would not be located in any setback area.

Analysis

The BMC allows property owners to cumulatively expand homes existing as of June 18, 2016 up to 400 square feet without triggering parking compliance. While the proposed, 73 square-foot addition is well below that threshold, the 335 square-foot addition approved in 2015 combined with the current proposal is about 408 square feet. Per the BMC, two covered parking spaces and two more on- or off-street parking spaces would be required.

As shown on the applicant's site plan, the location of the garage is accessible from a driveway more than 70 feet long. Due to the existing configuration of the lot, location of home and detached garage, and the location of a street tree, just three on- or off-street parking spaces can be recognized under the BMC: one covered space in the garage, one uncovered parking space in tandem with the garage space, and one on-street parking space within the frontage; no additional parking spaces in the driveway may be counted since tandem parking spaces may only be counted where no more than one space needs to be vacant to access the other.

Because the BMC only counts two tandem parking spaces, and two covered parking spaces are required, a modification to reduce both the required number of off-street parking spaces from four to three and the required number of covered parking spaces from two to one is necessary for the applicant to proceed with the addition without additional modifications to the site to provide compliant parking.

To grant a use permit for a modification to the parking regulations, the Commission must make the findings within BMC Section 17.40.060 and 17.34.050(l); they are summarized below. Detailed findings are included in Exhibit A to the draft Resolution (Attachment A).

- 1. *Consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question.*

The project complies with this finding. The project would not change or intensify the existing use of the subject property. The subject property is located within the R-1 Residential Zoning district and is developed with a single-family dwelling. Adjacent uses on Mendocino Street are similarly low-density residential uses. The General Plan land use designation is Residential, which allows for low-to-medium density single- and multifamily uses.

- 2. *Determine whether or not the establishment, maintenance or operation of the use applied for will be detrimental to the health, safety, comfort and general welfare persons in the neighborhood, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.*

The project complies with this finding. As shown in the applicant’s plans, the proposed project does not increase the footprint of the home and represents an increase in floor area of approximately three percent. With the proposed addition, the structure will remain in compliance with all applicable development standards within the R-1 Residential Zoning District.

- 3. *Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site.*

The project complies with this finding. The proposed project will not change the present traffic and/or circulation conditions. The length of the driveway, location of the detached garage, and on-street parking within the frontage will remain as currently configured, and, as detailed below, can presently accommodate more than the minimum parking required for a single-family dwelling of this size. There is no anticipated change to traffic volume or circulation.

- 4. *The granting of the use permit will not create or intensify a shortage of on-street parking spaces.*

The project complies with this finding. The request is to reduce both the covered and off-street parking requirements by one space each, to a total of three required parking spaces; two off-street parking spaces and one on-street parking space. However, the subject property retains enough driveway space to accommodate four parking spaces, the minimum requirement under the BMC for a similarly sized home.

- 5. *Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints.*

2025-UP-01-PE
2/26/2026 Meeting

The project complies with this finding. As shown on the applicant’s site plan, the location of both the home and detached garage limit or reasonably preclude full compliance with the parking requirements. To fully comply, the footprint of the home would need to be substantially reduced to accommodate code-compliant parking.

ATTACHMENTS

- A. Draft Resolution 2025-UP-01-PE
- B. Aerial vicinity map
- C. Applicant’s plans

Jeremiah Robbins

Jeremiah Robbins, Senior Planner

Julia Ayres

Julia Ayres, Acting Community Development Director

Draft
RESOLUTION 2025-UP-01-PE
A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING USE PERMIT 2025-UP-01-PE TO GRANT AN EXCEPTION
TO THE MINIMUM OFF-STREET PARKING REGULATIONS
AT 320 MENDOCINO STREET

WHEREAS, Joe Kuhel, the applicant, applied to the City of Brisbane for approval of a Use Permit which would reduce the required number of off-street parking spaces from four to three and reduce the required number of covered parking spaces from two to one at 320 Mendocino Street, such application being identified as Use Permit 2025-UP-01-PE; and

WHEREAS, on February 26, 2026, the Planning Commission conducted a public hearing on the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, the applicant’s plans and supporting materials, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Sections 15301 (a & e) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the application.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of February 26, 2026, did resolve as follows:

Use Permit 2025-UP-01-PE is approved per the findings and conditions of approval attached herein as Exhibit A.

ADOPTED this twenty-sixth day of February, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Pamala Sayasane
Chairperson

ATTEST:

JULIA AYRES, Acting Community Development Director

**Draft
EXHIBIT A**

Action Taken: Conditionally approve 2025-UP-01-PE per the staff memorandum with attachments, via adoption of Resolution 2025-UP-01-PE.

Findings:

1. *Consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question.*

The project complies with this finding. The subject property is located within the R-1 Residential Zoning district and is developed with a single-family dwelling. Adjacent uses on Mendocino Street are similarly low-density residential uses of detached, single or multi-storied single-family dwellings and/or duplexes. This conforms to the General Plan land use designation of Residential for Central Brisbane, which allows for low-to-medium density single- and multifamily uses; the project would not change the existing use of the subject property from low-density residential and it would not change the location of the existing driveway. Furthermore, the proposed project and current use is consistent with applicable General Plan policies and programs, including, CB.5 – Keep the existing scale, character and intensity of use of residential districts and CB.7 (and LU.16) – encourage property owners to upgrade, rehabilitate, and improve the appearance, usability, and safety of existing structures. There is no specific plan for the area.

2. *Determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.*

The project complies with this finding. As provided in the applicant's plans, the project would not increase the footprint of the home, rather it would expand an existing bedroom by enclosing the roof deck, adding 73 square feet of floor area to the 2,384 square-foot home, or an increase of approximately three percent. With the addition, the structure will remain in compliance with all applicable development standards within the R-1 Residential Zoning District, including, but not limited to, floor area, lot coverage, building height, and setbacks, and there is no change to either the existing use or density. District maximums and the proposed project are provided below:

| Development Standard | R-1 District Requirements | Project |
|-----------------------------|----------------------------------|-----------------------------|
| <i>Floor Area</i> | 0.72 | 0.51 |
| <i>Lot Coverage</i> | 40% | No change; 37% |
| <i>Height</i> | 28-30 ft | No change; 26.5 ft |
| <i>Setbacks</i> | | |
| <i>Front</i> | 15 | No change; >16 ft |
| <i>Side</i> | ~4.8 ft | No change; 5 ft to new deck |
| <i>Rear</i> | 10 | No change; > 25 ft |

| | | |
|---------------|------------------------------|------------------|
| Permitted Use | Single-family dwelling (SFD) | No change; 1 SFD |
| Density | 1 SFD per lot | No change; 1 SFD |

3. *Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site.*

The project complies with this finding. The proposed project will not change the existing or present traffic and/or circulation conditions. The length of the driveway - over 70 feet long- location of the detached garage, and on-street parking within the frontage will remain as currently configured, and, as detailed below, can presently accommodate more than the minimum required parking for a single-family dwelling of this size. There is no anticipated change to traffic volume or circulation; the proposed expansion of the home does not increase the use, density, nor number of bedrooms at the subject property.

4. *The granting of the use permit will not create or intensify a shortage of on-street parking spaces.*

The project complies with this finding. The request is to reduce both the covered and off-street parking requirements by one space each, however, the property retains enough driveway space to accommodate four vehicles. The existing garage is sufficient for one covered parking space, and the property’s frontage is sufficient to accommodate one more on-street parking space. As provided on the applicant’s plans, up to six on- or off-street parking spaces can be accommodated, whereas the BMC would require a similar-sized home to provide at a minimum four parking spaces.

5. *Full compliance with the parking requirements is not reasonably feasible due to existing structural or site constraints.*

The project complies with this finding. As shown on the applicant’s site plan, the location of both the home and detached garage limit or reasonably preclude full compliance with the parking requirements. The detached garage is located at the rear of the property and is accessed via a single-car-width driveway. To fully comply, the garage would need to be altered or enlarged towards the interior of the lot and the driveway reconfigured/expanded to allow access to the additional covered parking spot. However, the garage and driveway cannot feasibly be expanded without also substantially reducing the footprint of the existing home to accommodate the additional space necessary for both an additional covered space and widened driveway.

Conditions of Approval:

Prior to Construction/Grading Activities:

1. The applicant shall obtain a building permit prior to proceeding with construction. Plans submitted for the building revision shall substantially conform to plans on file in the City of Brisbane Planning Department approved under Use Permit 2025-UP-01-PE
 - a. Drawings depicting all work proposed shall be provided to the satisfaction of the City. Exposure of covered work may also be required to demonstrate compliance with building code requirements.

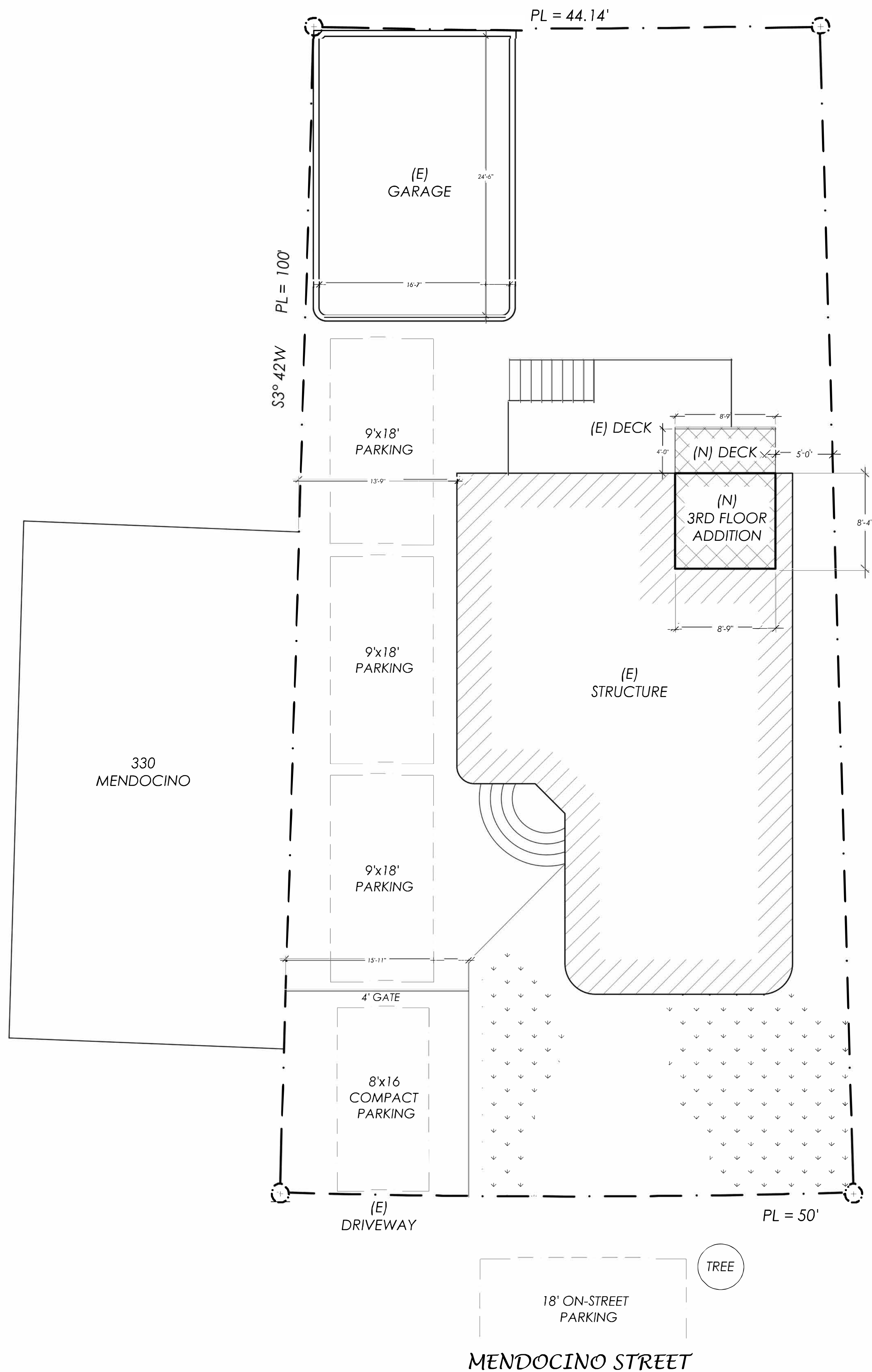
2. The applicant shall obtain an encroachment permit for any work within the public right-of-way or temporary closure of portions of the public right-of-way.

During Construction:

3. Project construction activities shall comply with all Best Management Practices related to erosion control and stormwater management as outlined in the “Flows to Bay” Best Management Practices guidelines which shall be attached to the building permit plans.
4. Project shall comply with all applicable California Fire Code and Brisbane’s Fire Prevention Code requirements.

Other Conditions:

5. The required off-street parking spaces provided in the driveway and garage shall not be used or converted to any other use that would impair their basic use as parking for motor vehicles per Brisbane Municipal Code Chapter 17.34.
 - a. Trailer, boats, or motor homes may be maintained upon the property in compliance with Brisbane Municipal Code §17.32.040. Such vehicle(s) or boat(s) shall not be maintained in the front setback area and shall not be located closer than five (5) feet to any primary structure other than the owner’s.
6. Approval of this application is to allow for the project as detailed in the Project Description contained in the Planning Commission staff report dated February 26, 2026, except where project parameters are modified expressly by this Resolution.
7. Material violation of any of the conditions, including material deviation from the approved project description, may be cause for revocation of this permit 2025-UP-01-PE and termination of all rights granted there under.
8. Minor modifications may be approved by the Community Development Director in conformance will all requirements of the Municipal Code.
9. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.
10. Pursuant to Brisbane Municipal Code §17.48.010, the Use Permit approval shall become null and void two years from its effective date (at the end of the appeal period) if a Building Permit has not yet been issued for the approved project, or if the Building Permit, once issued, is allowed to expire prior to final inspection.



GENERAL NOTES:

1. THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.
2. THESE PLANS ARE FOR THE GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
3. THERE WILL BE NO OBSERVATION BY THE DESIGNER DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THE PROJECT.
4. ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2022 EDITIONS OF THE CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, FIRE, ELECTRICAL, AND ENERGY CODES, PLUS HEALTH AND SAFETY CODES AND ALL OTHER ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
6. GENERAL CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.
7. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL SUPERCEDE SCALE OF DRAWINGS. ANY DISCREPANCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF KUHEL DESIGN PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF WORK IS CONTINUED IN THE AFFECTED AREA WITHOUT INSTRUCTION OR CLARIFICATION BY KUHEL DESIGN, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.
8. EXISTING 220 AMP/230 VOLT ELECTRICAL SERVICE
9. EXISTING WATER METER WITH 3/4" LATERAL. VERIFY IN FIELD THE SERVICE COMPLIES WITH CITY STANDARD DETAIL W-3, DOMESTIC BRASS BALL VALVE. REPLACE IF NON-COMPLIANT.
10. OBTAIN A CITY OF BRISBANE ENCROACHMENT PERMIT FOR ANY WORK CONDUCTED IN THE PUBLIC RIGHT-OF-WAY.
11. VERIFY CLEAN-OUT AT PROPERTY LINE ON EXISTING 4" SEWER LATERAL. INSTALL IF ABSENT.
12. EXISTING ROOF RUN-OFF DRAINS TO LANDSCAPE.
13. SLOPE GRADE ON ADDITION A MINIMUM OF 2% AWAY FROM STRUCTURE
14. IF NEW FOUNDATION EXCAVATES 6 CUBIC YARDS OR MORE OF SOIL. OBTAIN A GRADING PERMIT FROM DPW PRIOR TO STARTING WORK.
15. ALL NEW WINDOWS TO BE DOUBLE GLAZED
16. ELECTRICAL OUTLET MUST BE NO LESS THAN 12" ON CENTER APART AND ON WALLS 2'-0" WIDE OR MORE AT LEAST ONE OUTLET IS REQUIRED.
17. INSTALL GFCI PROTECTED OUTLETS IN THE FOLLOWING LOCATIONS: ALL GARAGE LOCATIONS, EXCEPT APPLIANCES, ALL UNFINISHED BASEMENT, CRAWL SPACES AND STORAGE AREAS, WITHIN 6' OF A BASIN OR SINK, ALL EXTERIOR (WATERPROOF) LOCATIONS.
18. SMOKE ALARMS ARE TO BE 110 V AND POWERED WITH A BATTERY BACKUP AND INTERCONNECTED

PROJECT OWNER

JEROME PRICE - (650) 515-2254
320 Brisbane, CA 94005

PROJECT DESIGNER

Joe Kuhel - (415) 307-0075
Kuhel Design
425 Mariposa St. Brisbane CA 94005
Email: kuheldesign@gmail.com

PROJECT ENGINEER

Doug Lee, PE, LEED® AP
Consulting Engineer, C74001
296 Belhaven Ave, Daly City, CA 94015
Phone: (415) 254-8920
Email: DLee8995@gmail.com

PROJECT DATA

320 MENDOCINO ST. BRISBANE, CA
(E) SINGLE FAMILY 2 STORY WOOD STRUCTURE
APN: 007-283-200
OCCUPANCY GROUP: DWELLING R-3, GARAGE U
CONSTRUCTION TYPE: VB
LOT SQUARE FOOTAGE: 4800
EXISTING STRUCTURE SQUARE FOOTAGE: 1791 (37% OF LOT)
EXISTING FLOOR AREA SQUARE FOOTAGE: 2384
NEW TOTAL FLOOR AREA SQUARE FOOTAGE: 2457

PROJECT DESCRIPTION

ADD 73 SQUARE FEET TO EXISTING SECOND FLOOR AND 8.75 X 4.0 FT CANTILEVER DECK.

DRAWING INDEX

ARCHITECTURAL DRAWINGS

- A1 PLOT PLANS
- A2 EXISTING FLOOR PLANS
- A3 NEW TOP FLOOR PLAN & ELEVATIONS
- A4 CALGREEN NOTES

STRUCTURAL DRAWINGS

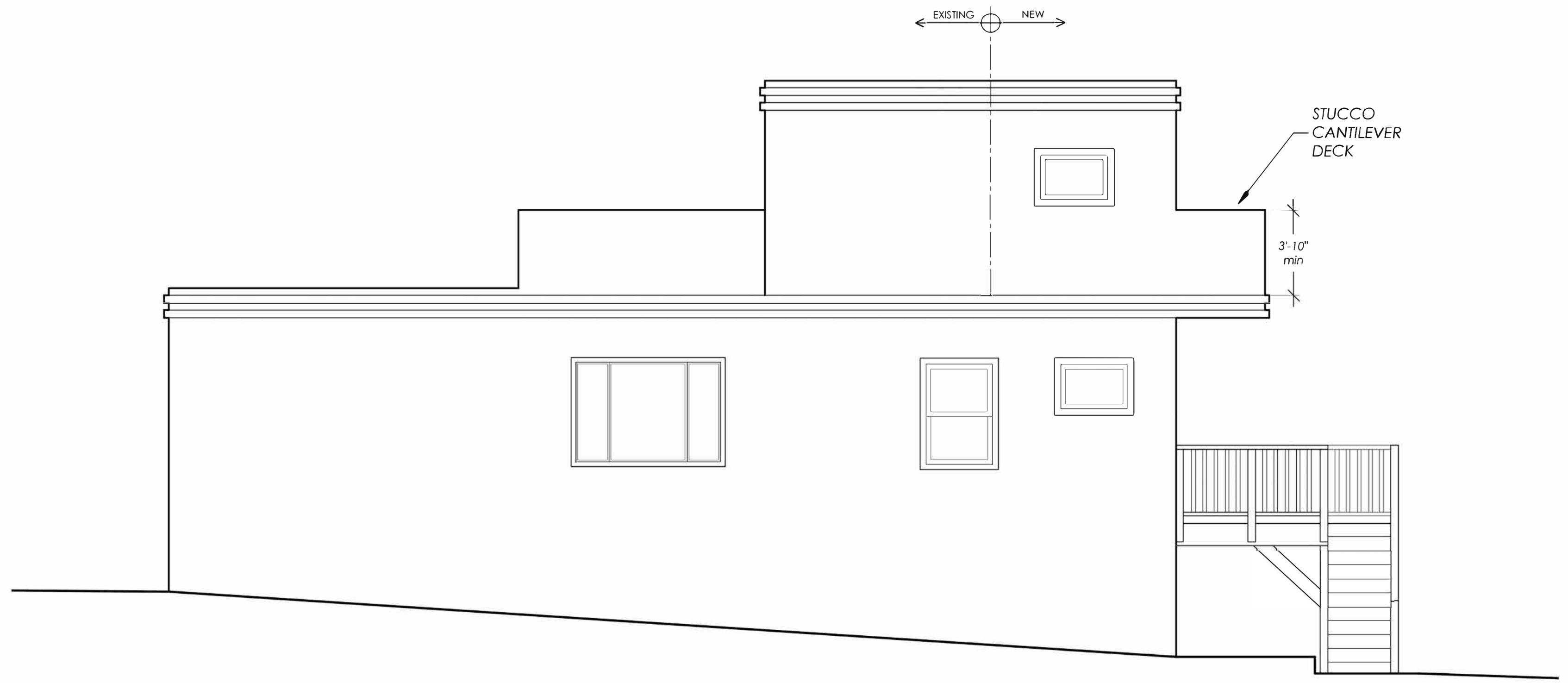
- S1.0 STRUCTURAL INDEX/NOTES
- S1.1 TYPICAL STRUCTURAL DETAILS & CBC WOOD FASTENING SCHEDULE.
- S1.2 TYPICAL STRUCTURAL DETAILS
- S2 PROPOSED STRUCTURAL FLOOR PLANS
- S3 PROPOSED STRUCTURAL FLOOR PLANS
- S4 STRUCTURAL DETAILS

ENERGY COMPLIANCE

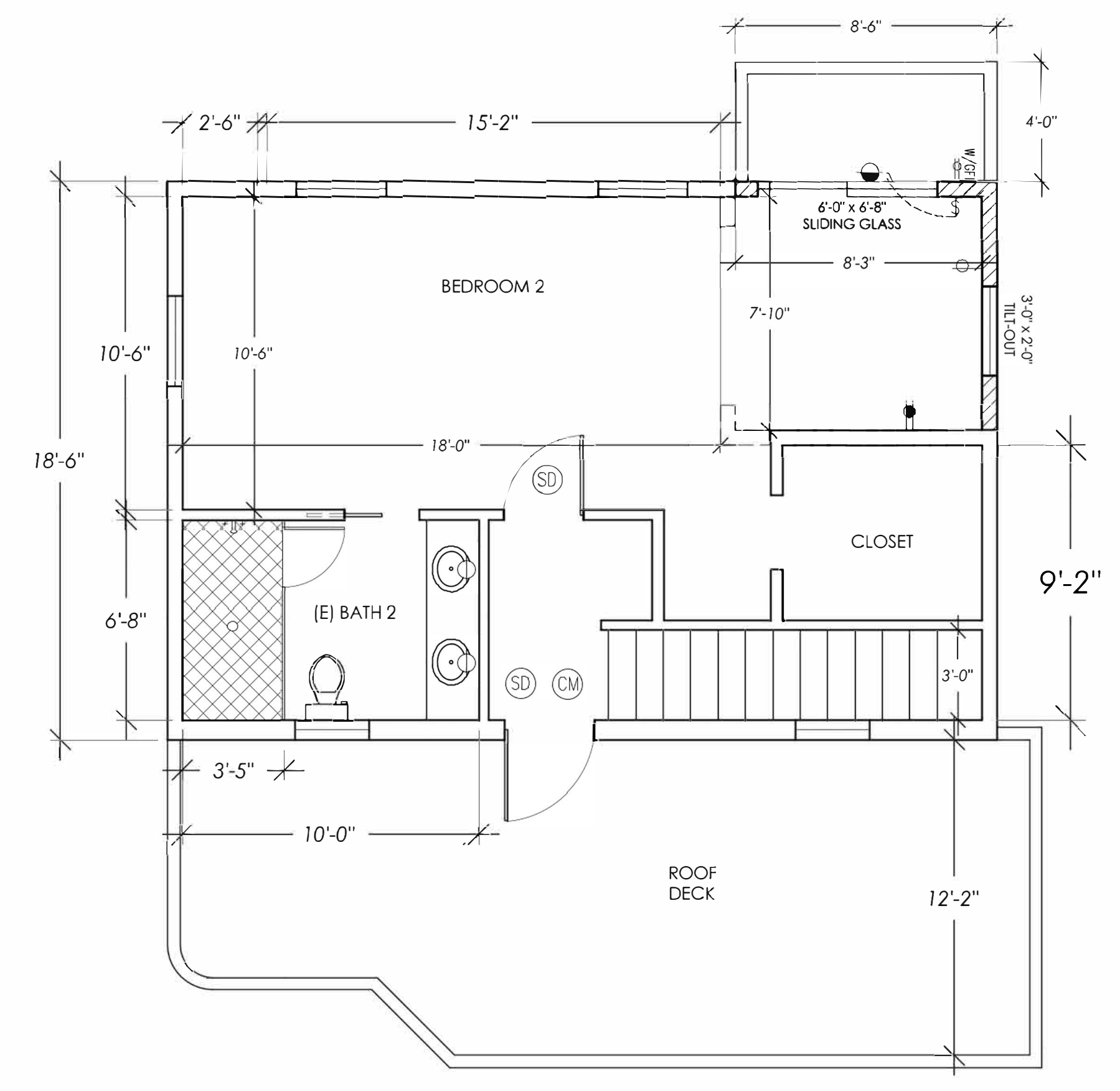
- T24:1 CF-1R FORMS
- T24:1.1 CF-1R FORMS
- T24:2 MANDATORY MEASURES

APPLICABLE CODES:

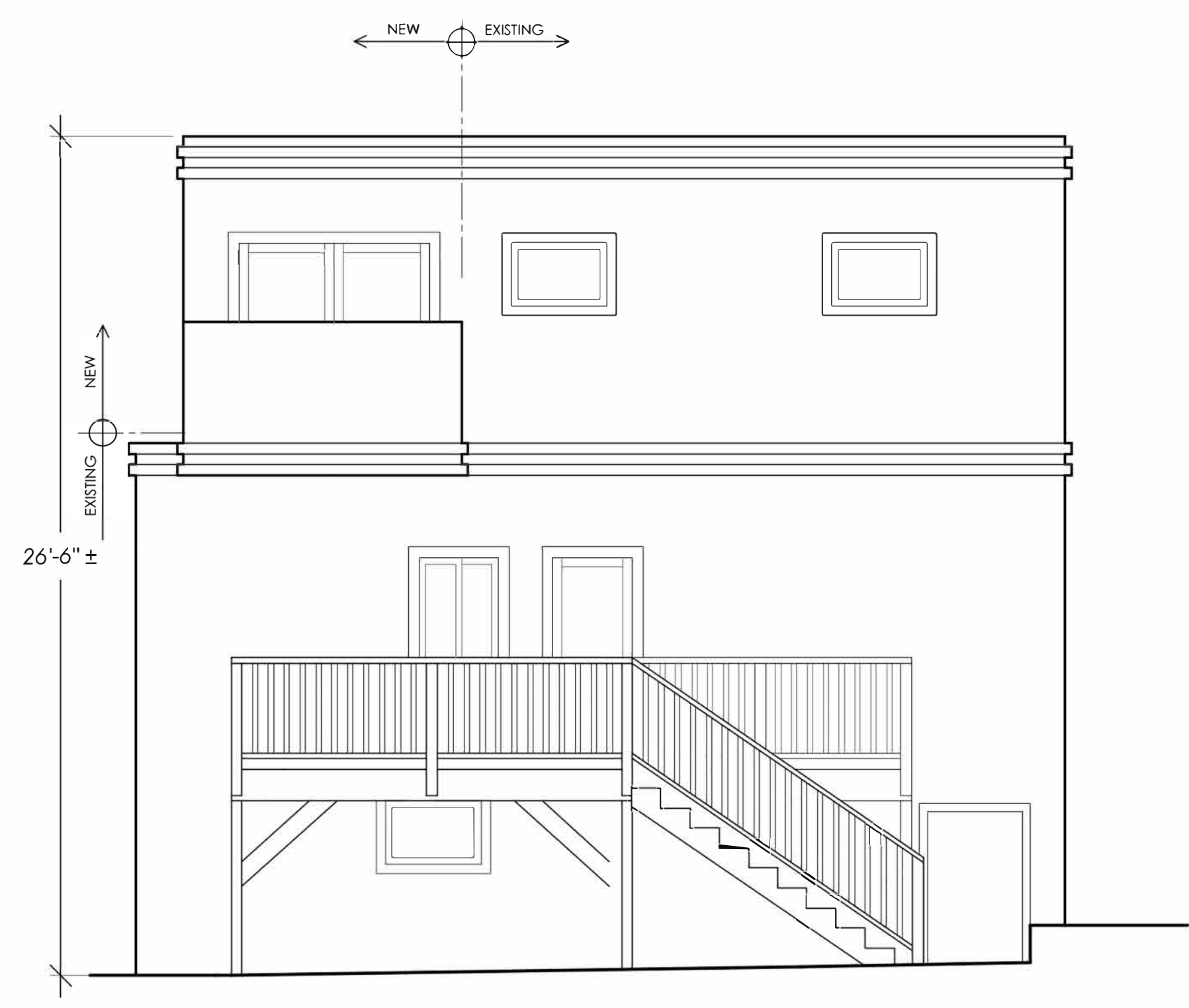
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
1981 BRISBANE MUNICIPAL CODE (MODIFIED - CURRENT 2024)



1 EAST ELEVATION
3 1/4" = 1'

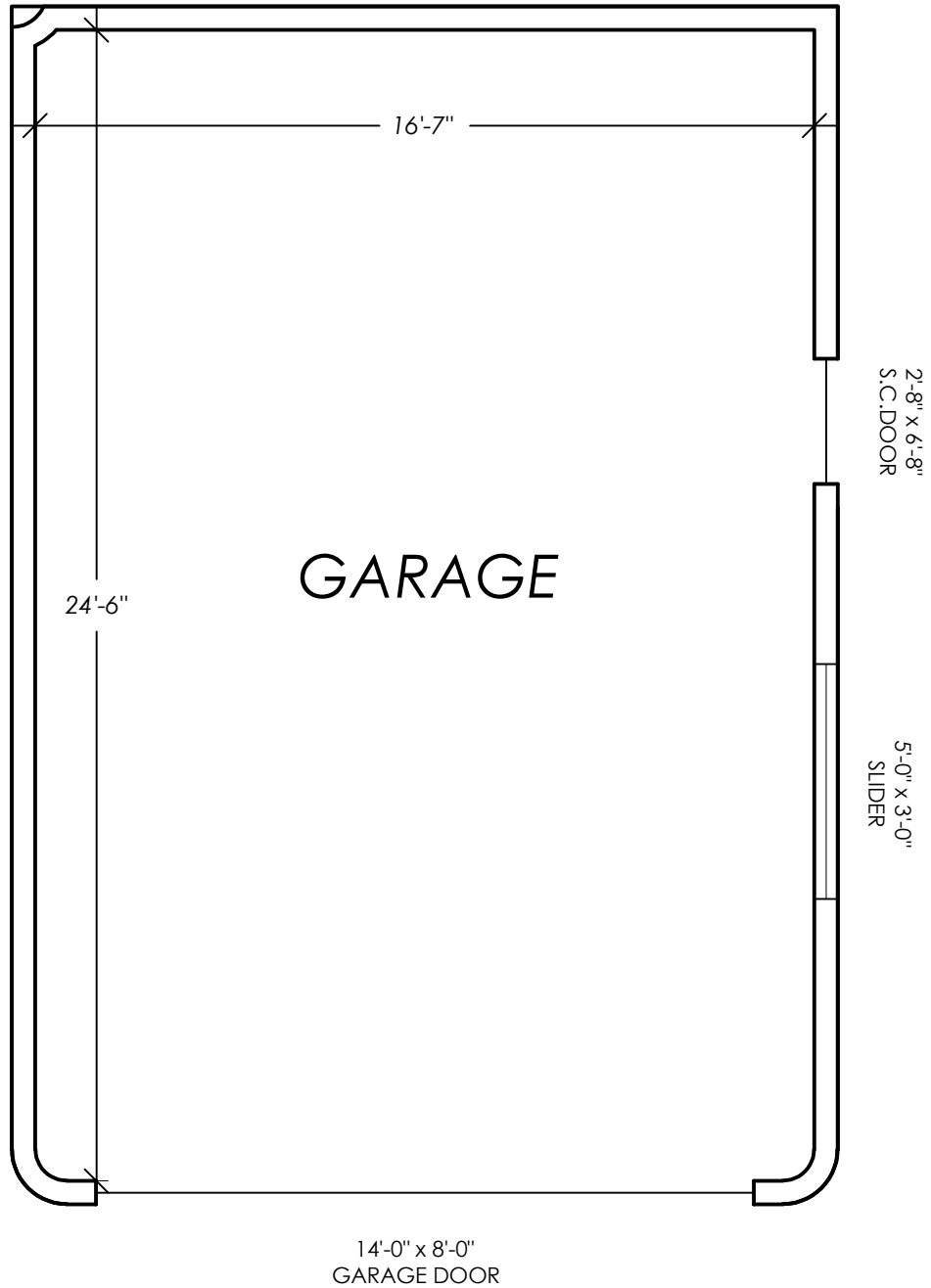


3 NEW TOP FLOOR PLAN
3 1/4" = 1'



2 NORTH ELEVATION
3 1/4" = 1'

| SYMBOL/DESCRIPTION | |
|--------------------|---|
| | DUPLEX RECEPTACLE |
| | 220 RECEPTACLE |
| | FOUR PLEX RECEPTACLE |
| | GROUND FAULT INTERRUPTOR CIRCUIT |
| | GROUND FAULT WATER PROOF |
| | SWITCH |
| | THREE WAY SWITCH |
| | RECESSED CAN FLUORESCENT FIXTURE |
| | SURFACE MOUNTED LIGHT FIXTURE |
| | LOW VOLTAGE PENDANTS |
| | WALL MOUNTED LIGHT FIXTURE |
| | FLUORESCENT CEILING FIXTURE |
| | FLUORESCENT LIGHT & FAN COMBINATION (SEPARATELY SWITCHED) |
| | 20 WATT PUCKS (MOUNTED BELOW CABINETS) |
| | FLUORESCENT LIGHT FIXTURE (OVER CABINETS) |
| | TV CABLE |
| | CARBON MONOXIDE DETECTOR |
| | SMOKE DETECTOR |
| | PHONE JACK |
| | GAS KEY VALVE |
| | CAT 5 CABLE |
| | HOSE BIB |



DRIVEWAY

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PRICE RESIDENCE EXISTING GARAGE FLOOR PLAN

JOB# : 24-529

SHT : 1

SCALE: 1/4" = 1'

DRAWN BY: J.W. Kuhel

DATE: 11-22-25

APPROVED: 